



**PRICE INCLUDES  
REAL ESTATE + LICENSE**

# ADULT USE RETAIL FACILITY

1801 N OPDYKE RD. AUBURN HILLS, MI 48326

## OVERVIEW

This location represents a rare opportunity to operate an adult use retail facility in one of the most sought-after cities in all of Michigan – Auburn Hills. This is a prime location less than two miles away from Oakland University and located among numerous big-box retailers (Great Lakes Crossing, Costco, Target and Meijer), fortune 500 companies (GM/Chrysler headquarters and numerous tier 1 auto suppliers) and QSRs such as McDonalds, Burger King, Wendy’s, Culvers, Buddy’s Pizza and many more. This location boasts a staggering 5-mile radius population of over 250,000 people and a 3-mile radius population of over 60,000 people. This location is directly passed by more than 20,000 cars per day and benefits from its close proximity to I-75, which has a daily traffic count exceeding 70,000 cars. Perfectly situated near high commercial activity and populous neighborhoods, this site sits at the heart of one of the most desirable commercial areas in Oakland County.

This location houses a 2,300 + square foot building with a new cement parking lot and is the only Opdyke Rd. location in Auburn Hills. Colonial style building, currently designed as an open floor plan concept, requires minimal exterior renovation and only modest interior buildout. Full municipal and site plan approval contingency included in this project.

## HIGHLIGHTS

- **Municipally Approved for AU Retail Operations**
- **HIGHLY** coveted Oakland County, MI location!
- **Municipally Approved Plans**
- **Price Includes License + Real Estate**

<b>SALE PRICE</b> <b>\$2,495,000</b>	<b>BUILDING SIZE</b> <b>2,316 sqft</b>
<b>TRAFFIC COUNTS</b> <b>20,000+</b>	<b>LOT SIZE</b> <b>.51 Acres</b>
<b>5-Mile Radius Pop.: 250,000+</b>	

## CONTACT:

2207 ORCHARD LAKE ROAD  
SYLVAN LAKE, MI 48320  
248-420-0420  
WWW.CANNAZONEDMLS.COM



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# ADDITIONAL PHOTOS



# RENDERINGS

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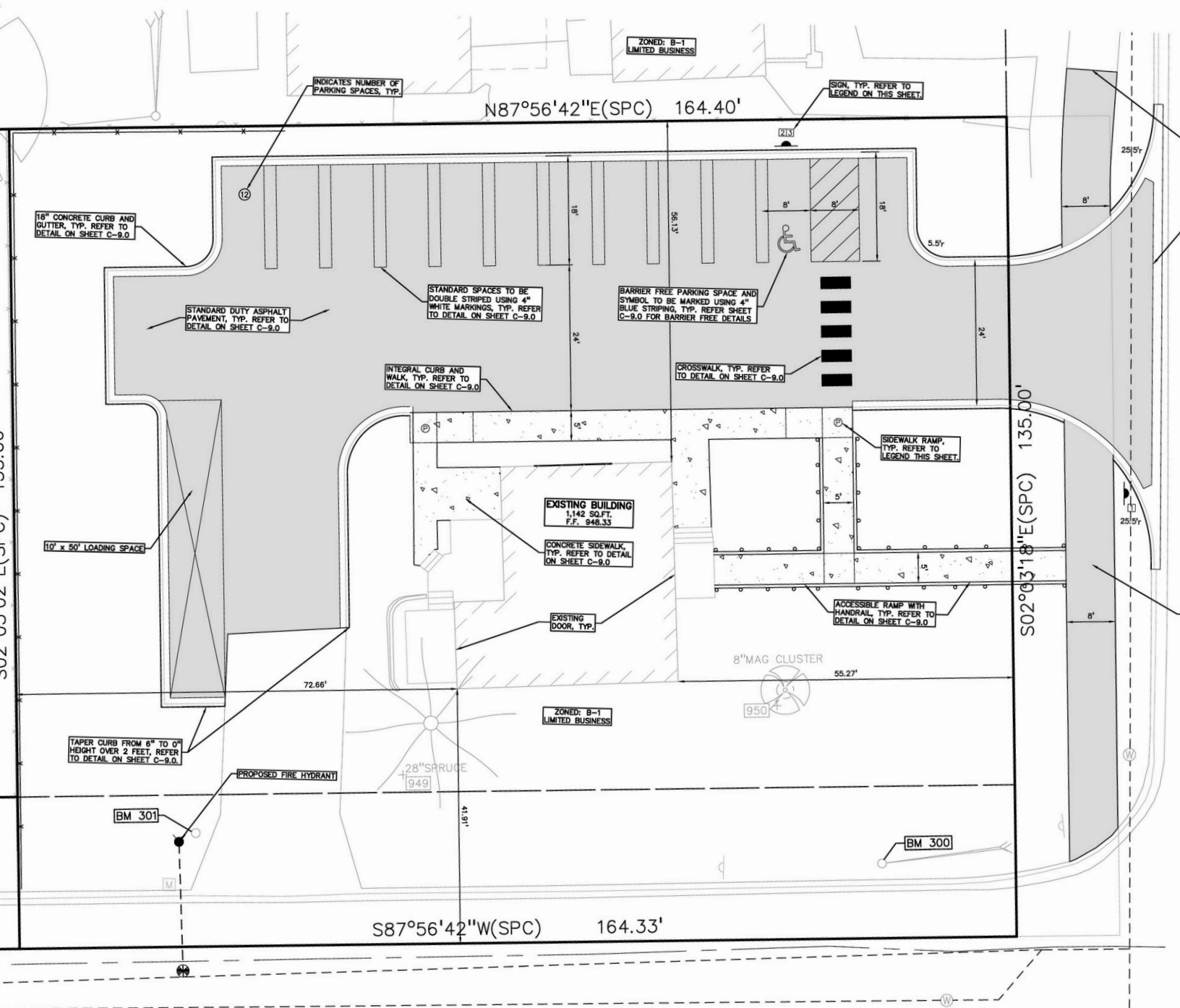
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# SITE PLANS

...LE, NORTHWEST QUADRANT OF NORTH  
...5' FROM THE SOUTHEAST BUILDING CORNER

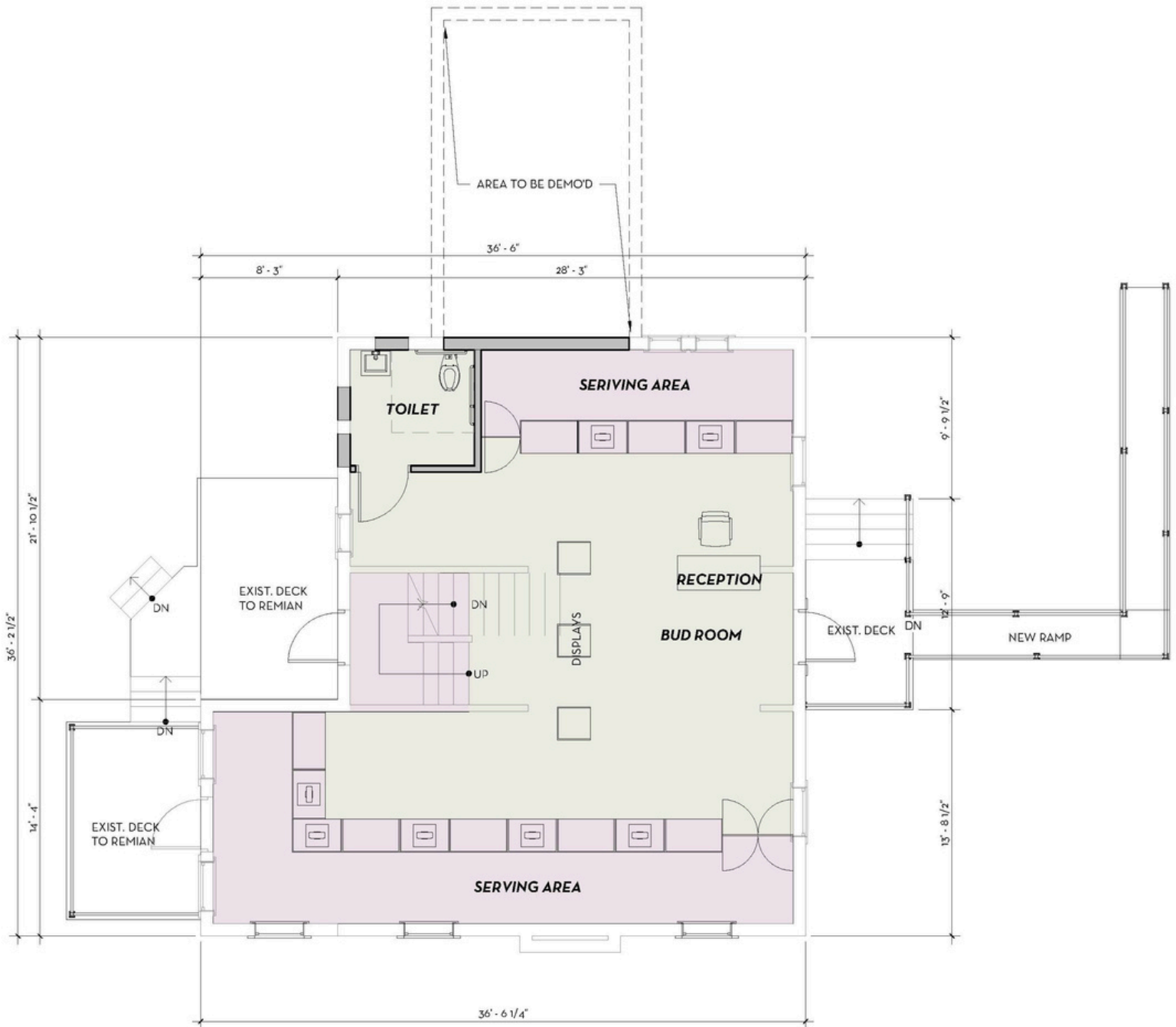
...LOCATED ON NORTH SIDE OF JOY ROAD AND  
...NORTH OPDYKE ROAD.

...IN ZONE 'X', AREA DETERMINED TO BE  
...E FLOODPLAIN PER FLOOD INSURANCE RATE  
...EMBER 29, 2005.



JOY ROAD  
(30' WIDE - PRIVATE)

# FLOOR PLAN



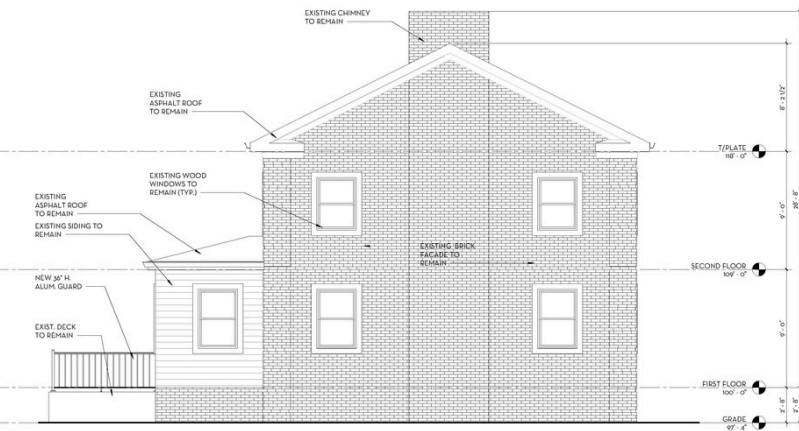
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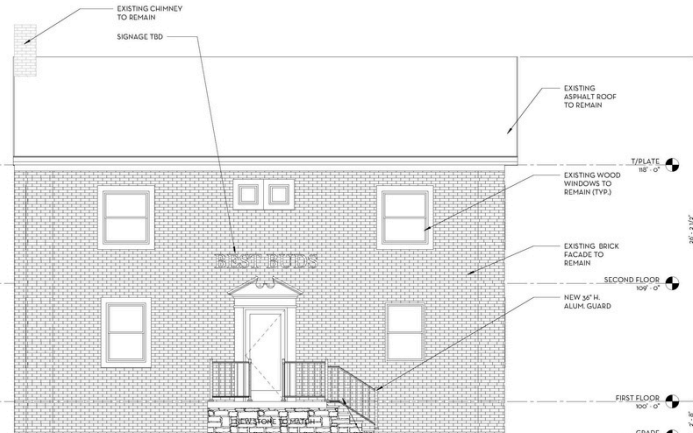
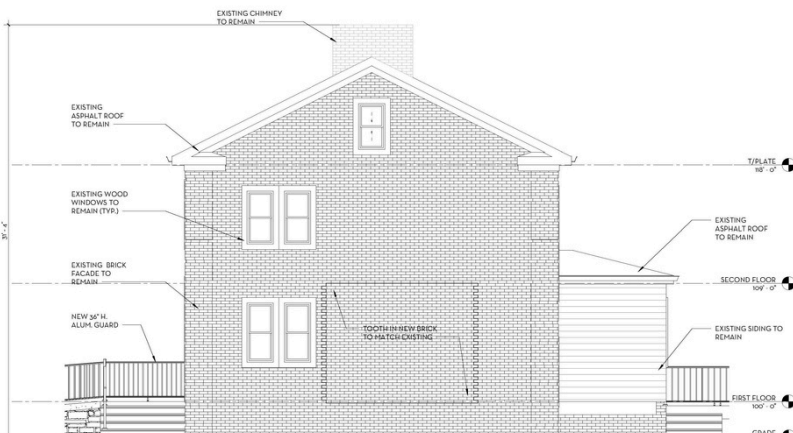
# ELEVATIONS



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



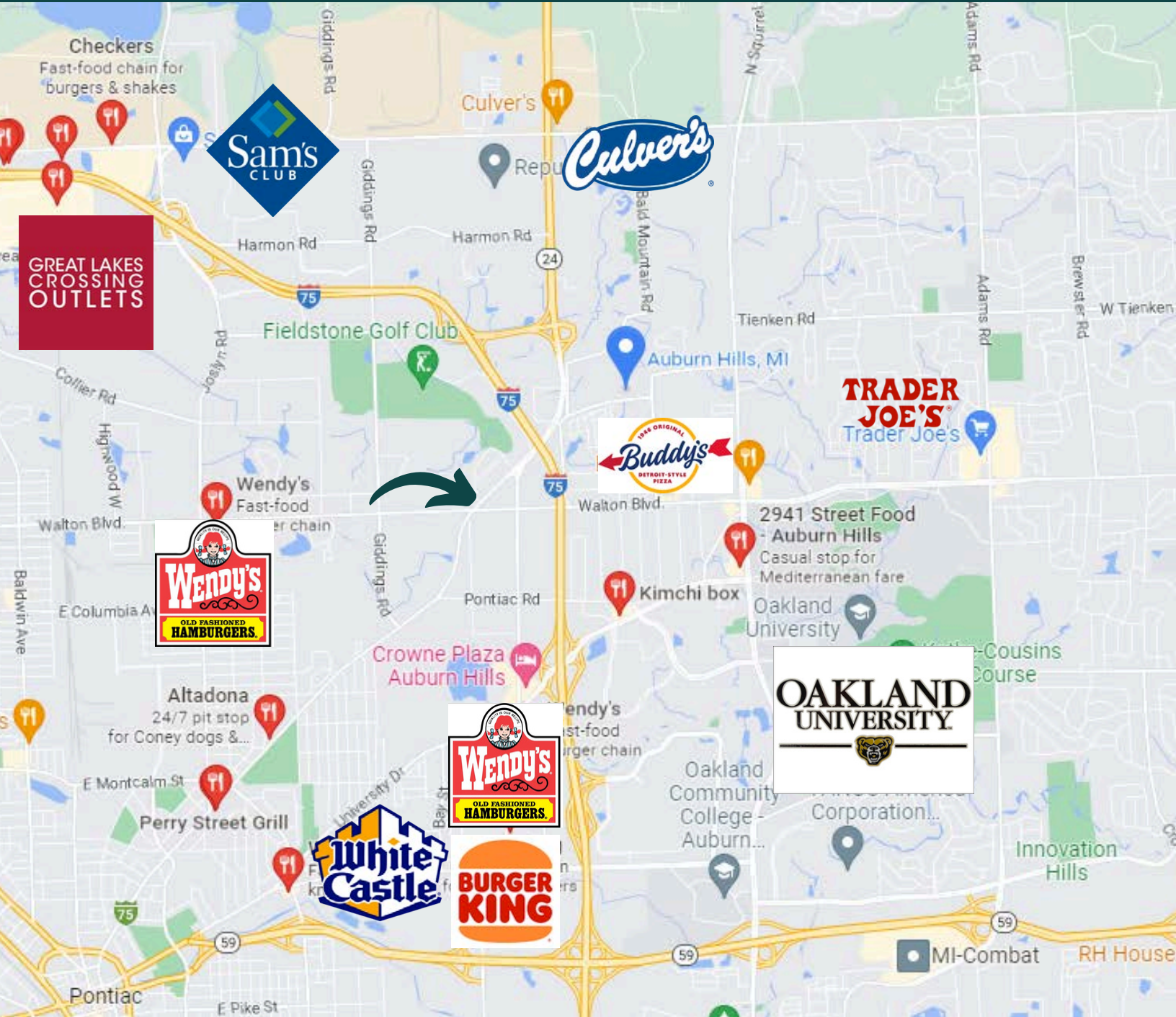
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# RETAILER LOCATIONS



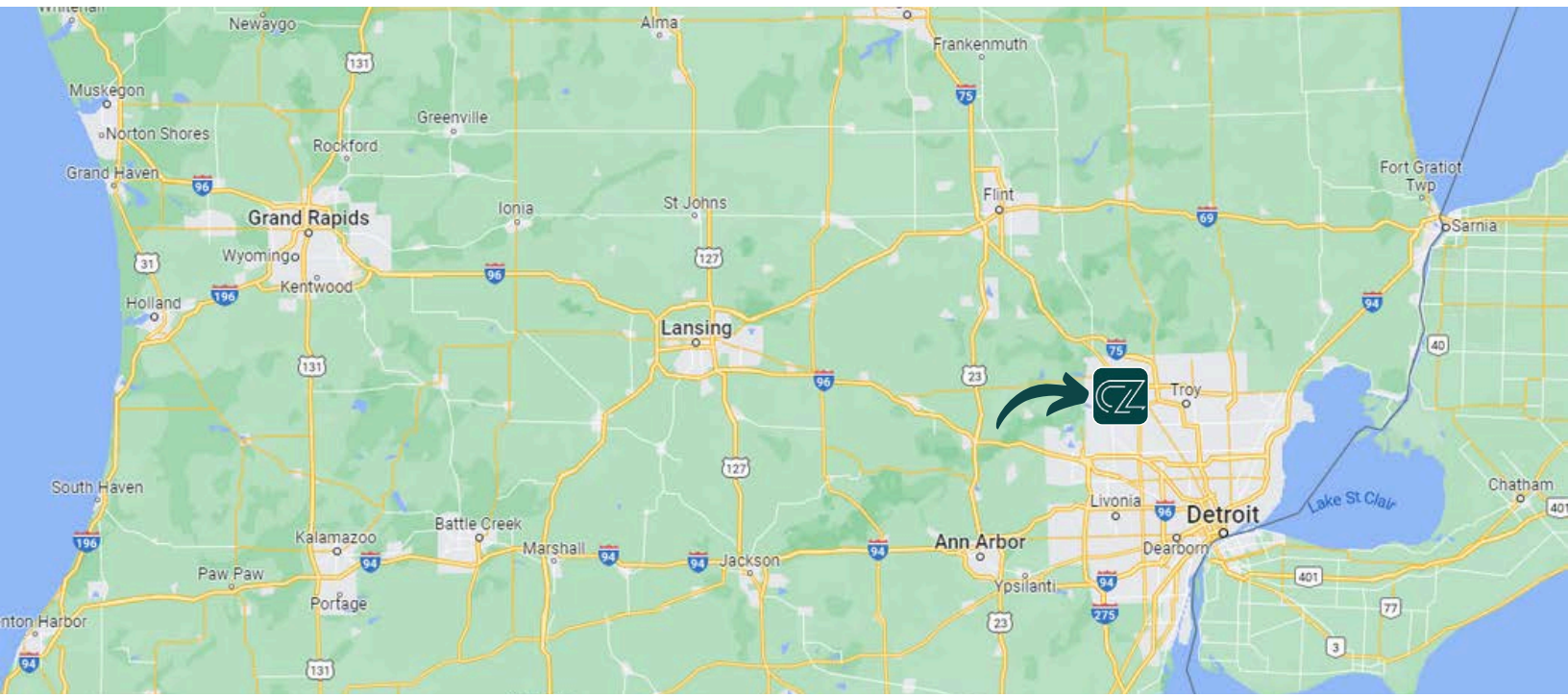
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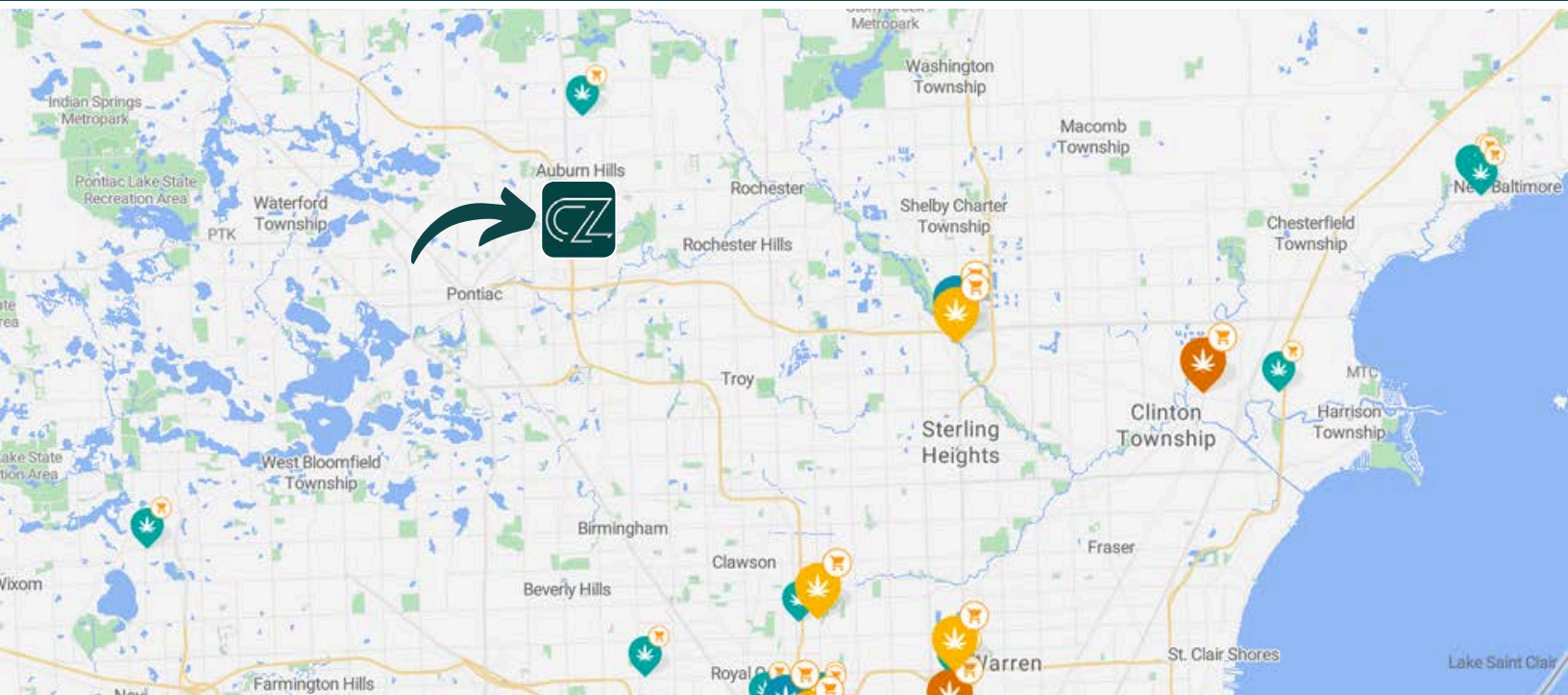


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# LOCATION



# COMPETITION



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# DAILY TRAFFIC COUNT

## OPDYKE RD | 20,000+ CARS PER DAY



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# POPULATION

## 5-MILE RADIUS: 250,000+ POPULATION



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**WANT TO KNOW MORE ABOUT  
YOUR COMPETITION OR HOW TO  
BEST OPTIMIZE YOUR  
DISTRIBUTION?**

**SEE LOCAL LICENSED PROPERTIES  
[CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/](http://CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/)**

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PROPERTY? WE'VE GOT YOU  
COVERED!**

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[CANNAZONEDMLS.COM/PROPERTIES/](http://CANNAZONEDMLS.COM/PROPERTIES/)**

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